THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190118941

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Putnam)

The actual consideration or value, whichever is greater, for this transfer is: $272,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2019.

Notary Public
My Commission Expires: 5/19/20

BRITTANY D. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Karen Johnson Davidson County
Batch# 195450 DEEDWARR
02/14/2019 11:33:51 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25

20190214-0013895

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Casey D. Myers and Julia A. Myers 109 Peak Hill Cr Nashville TN 37211	Casey D. Myers & Julia A. Myers 109 Peak Hill Circle Nashville, TN 37211	Tax Parcel ID No. 172-12-0A-101.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anita J. Robinson, n/k/a Anita Robinson Maxwell, married, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey D. Myers and Julia A. Myers, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of P.U.D. Boundary Bradford Hills, R-15 Residential P.U.D. (Formerly Gillespie Meadows) of record in Plat Book 7900, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 144 fronts 74.82 feet on the broken Northerly margin of Peak Hill Circle and extends back 110.00 feet on the Westerly line and 114.00 feet on the Easterly line to a dead line in the rear, measuring 73.11 feet thereon.

Being the same property conveyed to Anita J. Robinson, unmarried by Warranty deed from Timothy A. Christner and spouse, K. Denise Christner of record in Book 10475, page 933, Register's Office for Davidson County, Tennessee, dated April 23, 1997 and recorded on June 02, 1997.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 7900, pages 287 and 288, said Register's Office, shows an Owner's Certificate, a 20 foot building envelope from peak hill circle and the northerly lot line and 5 foot from the easterly and westerly lot lines, a 10 feet public utility & drainage easement along the northerly lot line and a 2.5 X 25 foot utility anchor easement located on the southwesterly corner of premises.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8372, Page 901, Book 8885, Page 519 and Book 9055, Page 826, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520 and Book 8091, Page 500, in the Register's Office for Davidson County, Tennessee.

Conveyance of open space/common area to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro Government for water main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro Government for sanitary sewer of record in Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 109 Peak Hill Cr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2019.

Anita Robinson Maxwell

Anita J. Robinson, n/k/a Anita Robinson Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anita J. Robinson, n/k/a Anita Robinson Maxwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021